

STAGS

Studley, 23, Woodmead Road







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Lyme Regis, , DT7 3AD

Cobb and Beaches 0.5 miles. Axminster 5.3 miles. Bridport 10.8 miles.

A delightful detached five/six bedroom family home, ideally situated within easy walking distance of the beach and town amenities, yet tucked away in a quiet residential area of Lyme Regis.

- Impressive Detached Family Home
- Flexible Accommodation
- Productive Garden
- Sea Glimpses
- Freehold
- Five/Six Bedrooms
- Off Road Parking and Garage
- South Facing Wrap Around Gardens
- Useful Cellar Storage
- CTB: F

Guide Price £695,000

Stags Bridport

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@StagsProperty

THE PROPERTY

Studley is an impressive detached family home, enjoying far-reaching views across the town and towards the Jurassic Coast. The property offers exceptionally versatile accommodation arranged over two floors, with the potential for the upper and lower floors to be used independently, subject to any necessary planning consents.

On entering through the front door, you arrive into a generous entrance hall. Immediately to the right is the principle bedroom, which could equally be utilised as an additional reception room, depending on requirements and enjoys lovely views across the town, together with ample built-in storage and en suite toilet.

Across the hallway is the generous main living room, a bright dual-aspect space benefitting from a gas fireplace and built-in storage. The large family kitchen is also situated on this floor and features a gas-fired AGA, separate electric oven and hob, and an excellent range of wall and floor-mounted units providing ample storage. A further flexible room could be used as either a bedroom or reception room and leads through to the conservatory. This delightful space enjoys views across the rooftops of Lyme Regis and opens onto a private balcony.

The lower floor provides further versatile accommodation, currently arranged to offer a degree of independence from the main living accommodation above. There are two further double bedrooms, a large reception room currently used as a second sitting room, and a separate WC and shower room. The reception room and one of the bedrooms both benefit from doors opening directly onto the garden.

There is also a useful utility/kitchenette area with its own separate access, while one of the bedrooms provides access to the cellar. The cellar offers excellent additional storage and can also be accessed externally.

OUTSIDE

The property enjoys delightful wrap-around gardens, which are predominantly south-facing and make the most of its elevated position. A series of attractive terraces provide several sheltered sun traps, creating ideal spaces for outdoor dining, entertaining and relaxing.

The garden gently leads to a lawned area, bordered by well-stocked beds and complemented by a useful greenhouse. The gardens provide a wonderful private setting in which to enjoy the surrounding views and sunshine.

To the rear, there is off-road parking for two cars, together with a larger than usual single garage, which benefits from electricity.













SITUATION

Woodmead Road is a highly sought-after residential address in the heart of Lyme Regis, conveniently situated within easy walking distance of the town centre, seafront and beaches. Lyme Regis is a picturesque and historic coastal town, renowned for its iconic Cobb Harbour, beautiful beaches and spectacular coastline.

Set within the Jurassic Coast World Heritage Site and surrounded by the Dorset Area of Outstanding Natural Beauty, Lyme Regis offers an exceptional coastal lifestyle. The town boasts a thriving community and an excellent range of independent shops, restaurants, business and leisure facilities. The property is also conveniently located for Woodroffe School, which is highly regarded for its strong academic reputation and excellent educational standards.

SERVICES

All mains services connected. Gas fired central heating.
Broadband - Standard up to 17Mbps, Superfast up to 80Mbps and Ultrafast up to 1800Mbps.
Mobile phone service providers available is EE, O2 and Vodafone for voice and data services inside and outside and Three for voice and data services outside.
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWING

Strictly by appointment through Stags Bridport.

DIRECTIONS

From Bridport take the A35 heading west. At the Charmouth roundabout, take the second exit onto the A3052 down towards Lyme Regis. After about 2 miles take the right turn onto Anning Road. Follow this road for about 0.3 miles and turn left onto Woodmead Road and the property is found on the left hand side. The garage and driveway is located down Avenue Road which can be found on the left.
What3Words: ///breathing.crest.diggers

GROUND FLOOR
1094 sq.ft. (101.6 sq.m.) approx.

LOWER FLOOR
925 sq.ft. (86.0 sq.m.) approx.

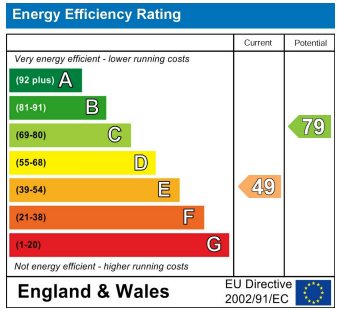


STUDLEY, 23 WOODMEAD ROAD, LYME REGIS, DT7 3AD

TOTAL FLOOR AREA : 2019 sq.ft. (187.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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